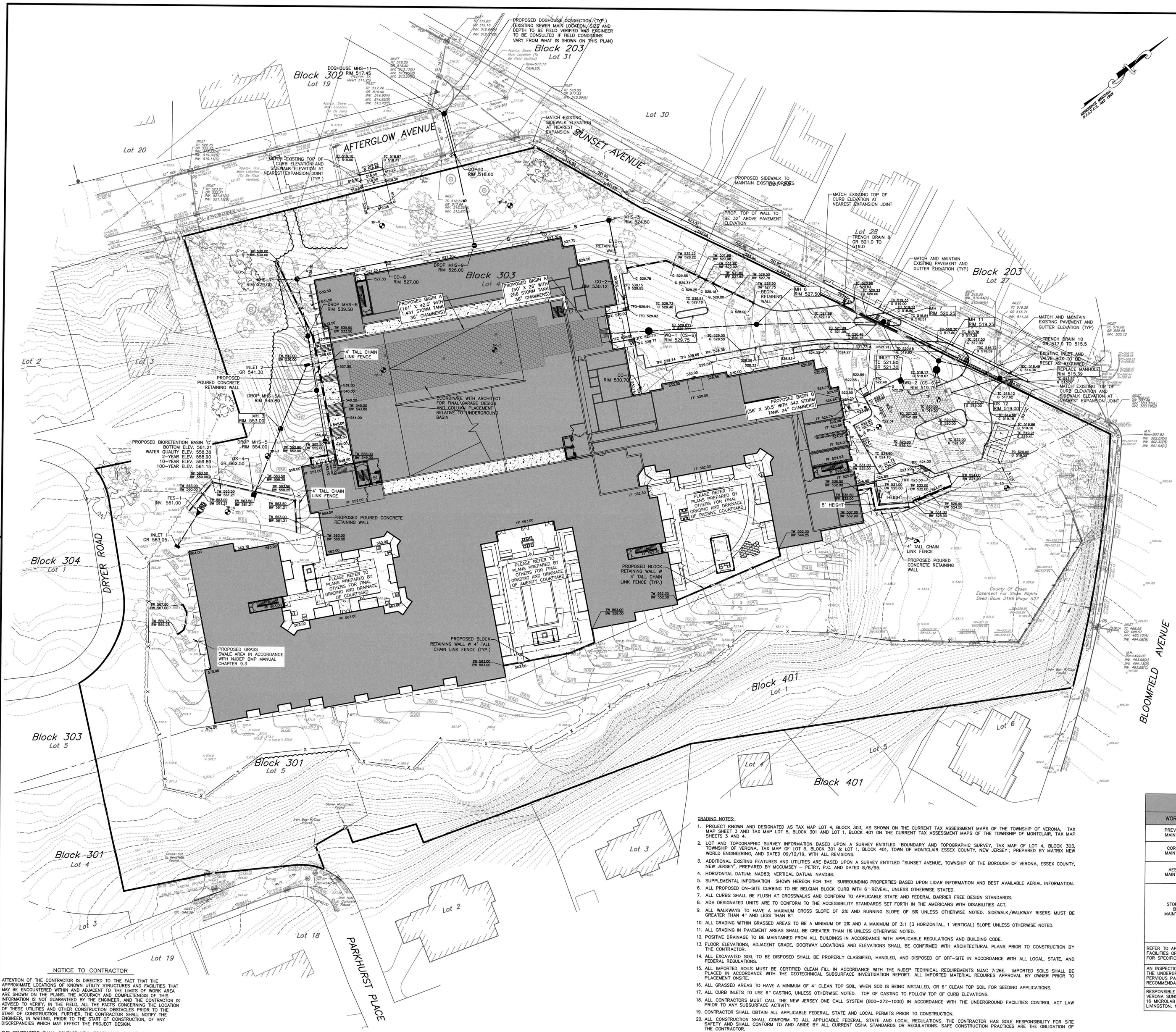

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	LOT LINE	
	SETBACK LINE	
	CURB LINE	
	DEPRESSED CURB	
	EDGE OF PAVEMENT	
	PAINT LINE	
	CONCRETE	
X X	FENCE	X
	GUIDE RAIL	
	RETAINING WALL/BULKHEAD	
	TREE LINE	
	CONTOURS	
5	MINOR	24
5	MAJOR	50
x 56.00	SPOT ELEVATION	x 56.00
	HIGH POINT ELEVATION	x HP 56.50
	LOW POINT ELEVATION	x LP 55.50
G 56.00	GUTTER ELEVATION	G 56.00
TC 105.17	TOP OF CURB ELEVATION	TC 105.17
GR 104.50	GRATE ELEVATION	GR 104.50
RIM 100.00	RIM ELEVATION	RIM 100.00
TW 100.00	TOP OF WALL	TW 100.00
BW 98.00	BOTTOM OF WALL	BW 98.00
BB 95.00	BOTTOM OF BLOCK	BB 95.00
FF 98.00	FINISHED FLOOR ELEV.	FF 95.00
GF 95.00	GARAGE FLOOR ELEV.	GF 95.00
	DRAINAGE FLOW DIRECTION	
	STORM DRAIN	

EXISTING		PROPOSED
	INLET	
	DOUBLE INLETS	
	RECONSTRUCT INLET	
	RESET INLET	
WM	MANHOLE	
	RECONSTRUCT MANHOLE	WM
	RESET MANHOLE	
CO	CLEANOUT	CO
DS	DOWNSPOUT	DS
GM	ROOF DOWNSPOUT	GM
S	SANITARY SEWER	S
CO	SANITARY CLEANOUT	CO
W	WATER MAIN	W
	WATER VALVE	W
	WATER VALVE RESET	W
	WATER METER	
	FIRE HYDRANT	
G	GAS MAIN	G
	GAS VALVE	G
	GAS VALVE RESET	G
	GAS METER	
T	TELEPHONE	T
CATV	CABLE TELEVISION	CATV
E	ELECTRIC CONDUIT	E
OH	OVER HEAD WIRE	OH
	UTILITY POLE	
	GUY ANCHOR	

GRADING NOTES:

1. PROJECT KNOWN AND DESIGNATED AS TAX MAP LOT 4, BLOCK 303, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF THE TOWNSHIP OF VERONA, TAX MAP SHEET 3 AND TAX MAP LOT 5, BLOCK 301 AND LOT 1, BLOCK 401 ON THE CURRENT TAX ASSESSMENT MAPS OF THE TOWNSHIP OF MONTCLAIR, TAX MAP SHEETS 3 AND 4.
2. LOT AND TOPOGRAPHIC SURVEY INFORMATION BASED UPON A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX MAP OF LOT 4, BLOCK 303, TOWNSHIP OF VERONA, TAX MAP OF LOT 5, BLOCK 301 & LOT 1, BLOCK 401, TOWN OF MONTCLAIR ESSEX COUNTY, NEW JERSEY", PREPARED BY MATRIX NEW WORLD ENGINEERING, AND DATED 09/12/19, WITH ALL REVISIONS.
3. ADDITIONAL EXISTING FEATURES AND UTILITIES ARE BASED UPON A SURVEY ENTITLED "SUNSET AVENUE, TOWNSHIP OF THE BOROUGH OF VERONA, ESSEX COUNTY, NEW JERSEY", PREPARED BY MCCUMSEY – PETRY, P.C. AND DATED 8/8/95.
4. HORIZONTAL DATUM: NAD83; VERTICAL DATUM: NAVD88.
5. SUPPLEMENTAL INFORMATION SHOWN HEREON FOR THE SURROUNDING PROPERTIES BASED UPON LIDAR INFORMATION AND BEST AVAILABLE AERIAL INFORMATION.
6. ALL PROPOSED ON-SITE CURBING TO BE BELGIAN BLOCK CURB WITH 6" REVEAL, UNLESS OTHERWISE STATED.
7. ALL CURBS SHALL BE FLUSH AT CROSSWALKS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
8. ADA DESIGNATED UNITS ARE TO CONFORM TO THE ACCESSIBILITY STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.
9. ALL WALKWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND RUNNING SLOPE OF 5% UNLESS OTHERWISE NOTED. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 8".
10. ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 (3 HORIZONTAL, 1 VERTICAL) SLOPE UNLESS OTHERWISE NOTED.
11. ALL GRADING IN PAVEMENT AREAS SHALL BE GREATER THAN 1% UNLESS OTHERWISE NOTED.
12. POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
13. FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
14. ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
15. ALL IMPORTED SOILS MUST BE CERTIFIED CLEAN FILL IN ACCORDANCE WITH THE NJDEP TECHNICAL REQUIREMENTS NJAC 7:26E. IMPORTED SOILS SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL SUBSURFACE INVESTIGATION REPORT. ALL IMPORTED MATERIAL REQUIRES APPROVAL BY OWNER PRIOR TO PLACEMENT ONSITE.
16. ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL, WHEN SOD IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS.
17. ALL CURB INLETS TO USE 6" CASTING, UNLESS OTHERWISE NOTED. TOP OF CASTING TO FOLLOW TOP OF CURB ELEVATIONS.
18. ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
19. CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
20. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES ARE THE OBLIGATION OF THE CONTRACTOR.

NOTICE TO CONTRACTOR

ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK AREA ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY, IN THE FIELD, ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES AND OTHER CONSTRUCTION OBSTACLES PRIOR TO THE START OF CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY EFFECT THE PROJECT DESIGN.

THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL (1-800-272-1000 OR LATEST NUMBER) FOR UTILITY MARKOUT PRIOR TO THE START OF CONSTRUCTION.

STORMWATER FACILITIES MAINTENANCE SCHEDULE	
WORK ITEM	FREQUENCY
PREVENTATIVE MAINTENANCE	MONTHLY
CORRECTIVE MAINTENANCE	AS NEEDED
AESTHETIC MAINTENANCE	WEEKLY
STORMTANK BASIN MAINTENANCE	FIRST YEAR AFTER INSTALL • VISUAL INSPECTION FOLLOWING MAJOR RAINFALL EVENT • SEMI-ANNUAL INSPECTION TO ESTABLISH PATTERN OF SEDIMENT AND DEBRIS BUILDUP SECOND YEAR PLUS • AT A MINIMUM, AN INSPECTION SHOULD OCCUR SEMI-ANNUALLY
REFER TO APPENDIX C AND APPENDIX D IN THE STORMWATER FACILITIES OPERATIONS AND MAINTENANCE MANUAL FOR SPECIFIC MAINTENANCE ACTIVITIES AND ADDITIONAL INFORMATION	
AN INSPECTION REPORT SHALL BE SUBMITTED ON THE CONDITIONS OF THE UNDERGROUND DETENTION BASINS, BIO-RETENTION BASIN, AND PERVIOUS PAVEMENT SYSTEMS ANNUALLY AND TO ADDRESS ANY RECOMMENDATIONS WITHIN 90 DAYS OF THE REPORT	
RESPONSIBLE PARTY: VERONA SUNSET URBAN RENEWAL, LLC 16 MICROLAB ROAD, SUITE A LIVINGSTON, NJ 07039	

30 20 10 0 30 60 90
GRAPHIC SCALE
1 inch=30 feet

NO.	DESCRIPTION	DATE:	DES.:	REV.:	REL.
	REVISIONS				

DESIGNED BY: TWM
REVIEWED BY: SS
RELEASED BY: SMS

SEAN M. SAVAGE, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NO. 24GE04611000
6/27/2023
DATE

MATRIXNEWORLD
Engineering Progress
Matrix New World Engineering, Land Surveying
and Landscape Architecture, P.C.
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Extontown, New Jersey 07724
Certified VBE
Tel: 732-568-2699
Fax: 973-240-2313
www.matrixnewworld.com
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA27992300

GRADING AND DRAINAGE EXHIBIT

VERONA SUNSET URBAN RENEWAL, LLC
BLOCK 303, LOT 4 - TOWNSHIP OF VERONA
BLOCK 301, LOT 5 AND BLOCK 401, LOT 1 - TOWNSHIP OF MONTCLAIR
ESSEX COUNTY, NEW JERSEY

PROJECT NUMBER: 19-720
DATE: 06/27/2023
SCALE: 1" = 30'
SHEET 1 OF 1

Plotted: 6/27/2023 8:51 AM, By: Tori Massara
© MATRIXNEWORLD\M:\Matrix LDS\jobs\BNE Real Estate Group\19-720 - Verona Site\Dwg\xMisc\2023-06-08 Grading Exhibit\Grading and Drainage Exhibit.dwg\06- Grading Plan